

HIGHLAND VILLAGE, TX



MARKETPLACE AT HIGHLAND VILLAGE



JLL®

INVESTMENT SUMMARY





THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to exclusively offer qualified investors the opportunity to acquire The Marketplace at Highland Village (the "Property"), a 96% leased, 206,926 square foot, Walmart shadow-anchored shopping center, advantageously located at the area's primary retail intersection of Justin Road and Village Parkway. The Property is situated in Highland Village, Texas, an affluent community of the Dallas-Fort Worth MSA with an average household income of \$198,546 within a one-mile radius of the asset. The Marketplace at Highland Village boasts a dedicated base of nationally recognized tenants with an average tenant tenure of 13.1 years and a WALT of 3.5-years, leading to an investment opportunity with stable cash flow that will harvest the location's booming suburban growth and household formation.

PROPERTY SUMMARY

ADDRESS	3060 JUSTIN RD (FM 407), HIGHLAND VILLAGE, TX 75077
OCCUPANCY	96%
SQUARE FOOTAGE	206,926 SF
YEAR BUILT	2006
SITE SIZE	2.92 ACRES
PARKING	1,281 (62 / 1,000 SF)
WALT	3.5 YEARS
AVG. TENANT TENURE	13.1 YEARS



MAJOR TENANT SUMMARY

TENANT	SQUARE FEET	% TOTAL PROPERTY	TENURE AT PROPERTY	REMAINING LEASE TERM
T.J. MAXX / HOMEGOODS	51,082	24.7%	16.6 YEARS	3.7 YEARS
LA FITNESS	45,000	21.7%	15.6 YEARS	4.5 YEARS
DSW	20,085	9.7%	7.6 YEARS	2.7 YEARS
PETCO	15,214	7.4%	16.3 YEARS	4.7 YEARS
SALO SALON STUDIO	10,265	5.0%	10.4 YEARS	0.2 YEARS

HIGH PERFORMING RETAIL POWER CENTER

4.3 MILLION ANNUAL VISITS

(Source: Placer.AI)

MULTI-TENANT PAD



T-Mobile



glo



Jamba Juice

GRANITE & TILE OUTLET II

DSW
DESIGNER SHOE WAREHOUSE

165,600
VISITS IN 2022



\$25M+ ANNUAL SALES



- INCLUDED IN CURRENT OFFERING
- NOT INCLUDED IN OFFERING
- GROUND LEASE (INCLUDED)



SHADOW ANCHOR
\$100M+ ANNUAL SALES

**POTENTIAL DEVELOPMENT
OPPORTUNITY FOR
NEW MULTI-TENANT PAD**

MULTI-TENANT PAD

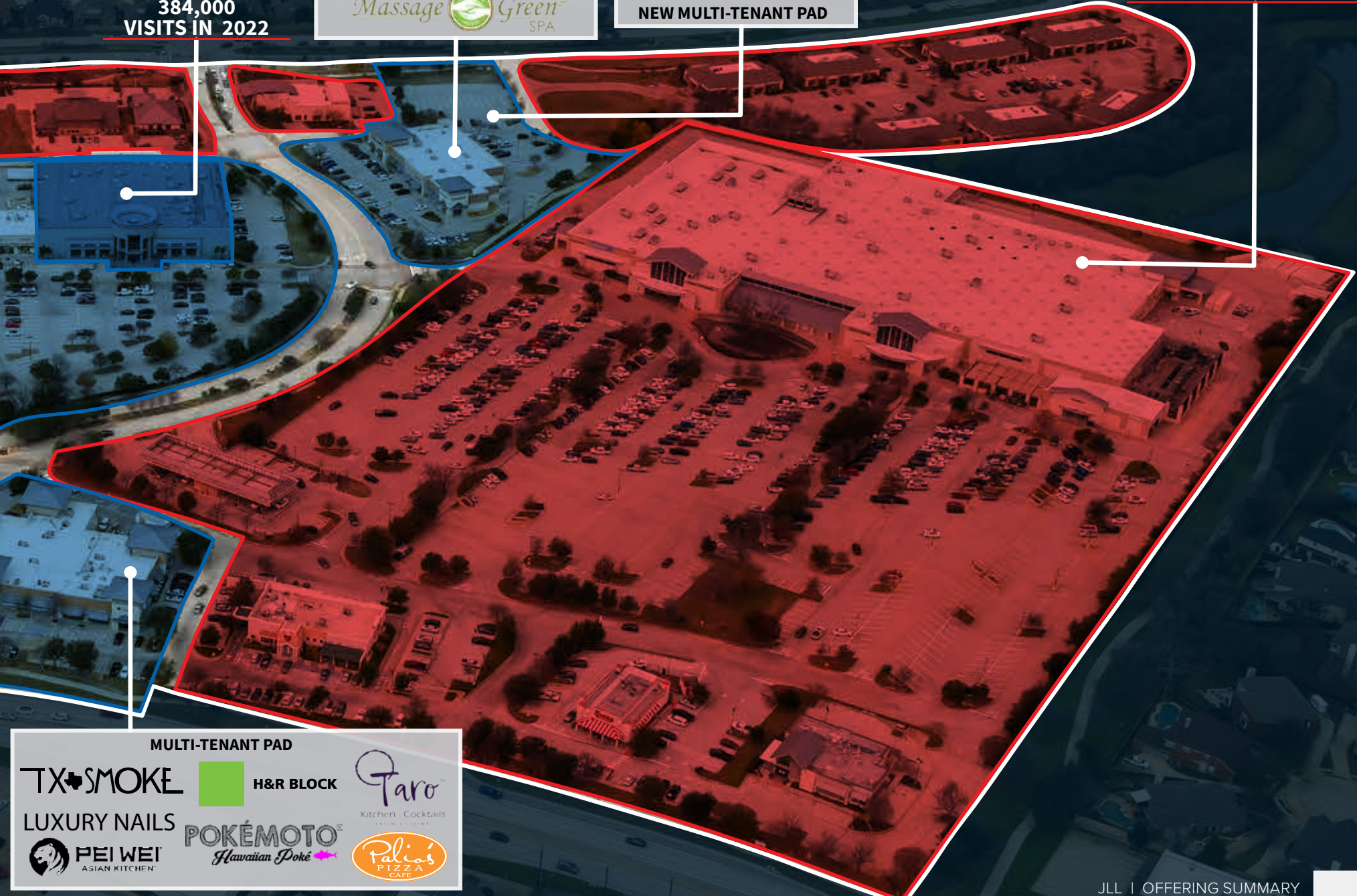
Sola
SALON STUDIOS

HS
HealthSource
HEALTHCARE GROUP

Massage Green
SPA

LA|FITNESS

**384,000
VISITS IN 2022**



MULTI-TENANT PAD

TX+SMOKE

LUXURY NAILS

PEI WEI
ASIAN KITCHEN

H&R BLOCK

Taro
Kitchen Cocktails
EATING DRINKING

POKÉMOTO
Hawaiian Poké

Palio's
PIZZA
CAFE

TOP PERFORMING POWER CENTER

CUSTOMERS VISITED AN AVERAGE OF
8 TIMES

IN THE PAST YEAR

\$198,546
AVERAGE HH INCOME

WITHIN 1-MILE RADIUS

20%
VISITOR GROWTH

VS. 2020

4.3M
ANNUAL VISITS

IN 2022

70% OF CUSTOMERS
HAVE VISITED AT LEAST TWELVE TIMES IN THE PAST YEAR

INCREDIBLY LOYAL CUTOMER BASE

IMMENSE SPENDING POWER

► \$21 BILLION
(5-MILE RADIUS)

► \$136 BILLION
(15-MILE RADIUS)

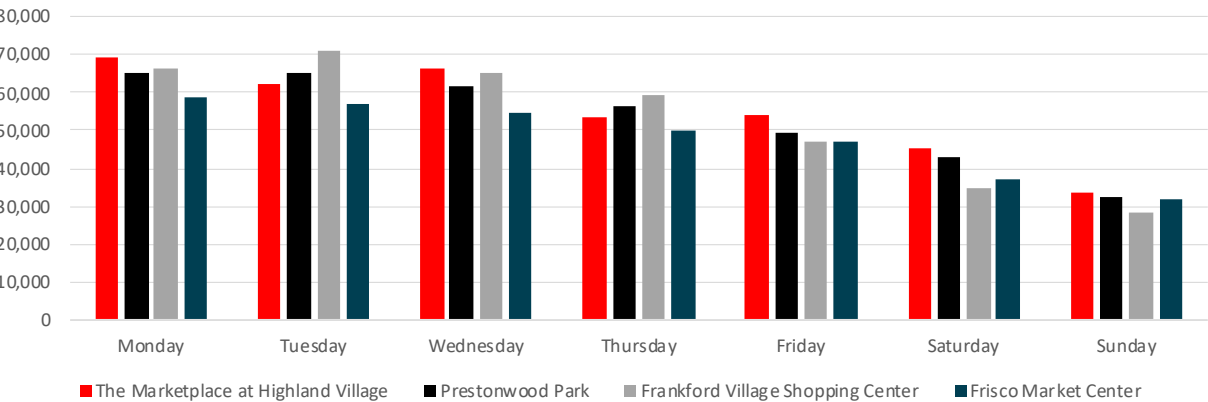
M
MARKETPLACE AT
HIGHLAND VILLAGE

STORES CONSISTENTLY ATTRACT MORE VISITORS THAN COMPETITIVE PROPERTIES

LA FITNESS

- 384,000 VISITS IN THE PAST YEAR
- #1 LOCATION WITHIN A 15-MILE RADIUS (out of 9)

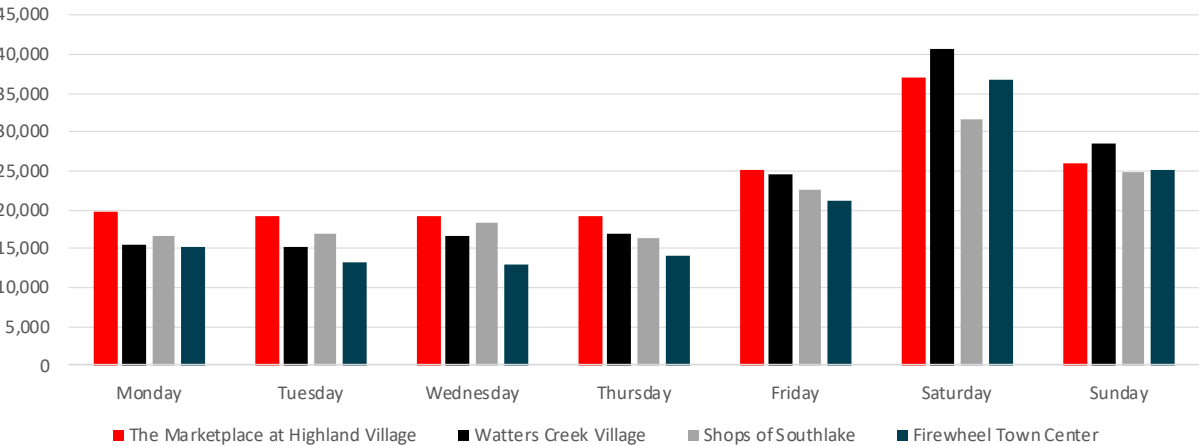
TRAILING 12 MONTHS VISITORS BY DAY



DSW DESIGNER SHOE WAREHOUSE

- 165,600 VISITS IN THE PAST YEAR
- THIRD BEST STORE LOCATION WITHIN A 30-MILE RADIUS (out of 15)

TRAILING 12 MONTHS VISITORS BY DAY



Source: Placer.ai



100 M+ ANNUAL SALES



384,000 VISITS IN 2022



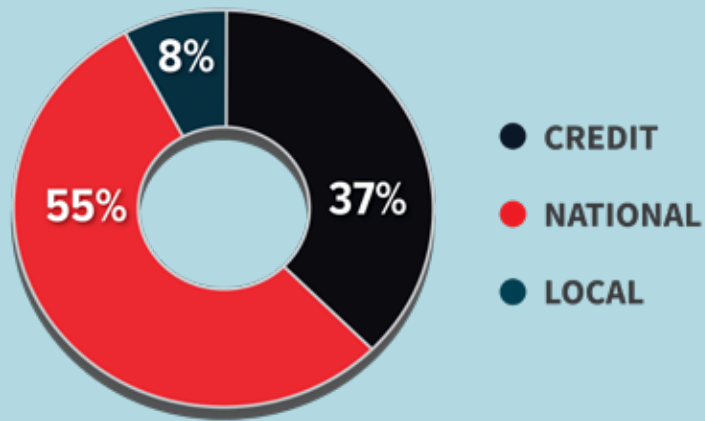
\$25M+ ANNUAL SALES





165,600 VISITS IN 2022

BANKABLE CREDIT BACK INCOME STREAM

Approximately 92% of the Property’s income stream is generated from national tenancy, of which 40% is credit tenancy including 30% of credit that is considered investment grade. The Marketplace at Highland Village boasts an impressive 3.5-year WALT with remaining fixed-rate renewal options, offering investors a reliable long-term investment opportunity.



 Moody's: A2	 Moody's: A3
 S&P: BBB	 Moody's: Baa2
 Moody's: A3	 S&P: BBB-





HIGH TRAFFIC INFILL LOCATION

DFW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	DFW MSA
2010 Census	7,081	57,433	154,350	6,366,542
2020 Census	8,077	66,423	172,898	7,637,387
2022 Actual	8,268	68,016	178,365	7,961,535
2027 Projection	8,526	71,055	186,141	8,393,172

POPULATION GROWTH

% Change: 2010 - 2020	14%	16%	12%	20%
% Change: 2020 - 2022	2%	2%	3%	4%
% Change: 2022 - 2027	3%	4%	4%	5%

2022 HOUSEHOLD INCOME

Average HH income	\$198,546	\$177,023	\$154,837	\$112,622
Median HH income	\$160,907	\$135,393	\$114,773	\$79,627

**HIGHLAND
VILLAGE
TOWN CENTER**



HANDELS
REAL ESTATE

LEWISVILLE, TX
Population: 112,944

150,000VPD

DOWNTOWN DALLAS

Home to over 135,000 employees and headquarters such as:



STONE HILL FARMS / PRAIRIE CREEK

Population: 11,608
Median HH Income: \$83,763
Median Home Value: \$268,034

MARCUS HIGH SCHOOL

(Grades 9-12)
3,100 Students

MARQUIS AT LANTANA

(Apt Complex) 248 Units

FLOWER MOUND, TX

Population: 77,243

DOUBLE OAK

Population: 5,697
Median HH Income: \$172,940
Median Home Value: \$483,738

Tom Thumb

Justin Rd

32,170VPD

VARIA AT HIGHLAND VILLAGE

(Apt Complex) 161 Total Units

HIGHLANDS RANCH SHOPPING CENTER



ROBERTSON'S CREEK SHOPPING CENTER



Heritage Elementary School (K-5th)

COPPER CANYON

Population: 8,032
Median HH Income: \$166,132
Median Home Value: \$412,171

MARKETPLACE AT HIGHLAND VILLAGE

Long Prairie Rd 30,812VPD

THE SHOPS AT HIGHLAND VILLAGE



THE HIGHLANDS OF FLOWER MOUND





Highland Village

Average Home Value:

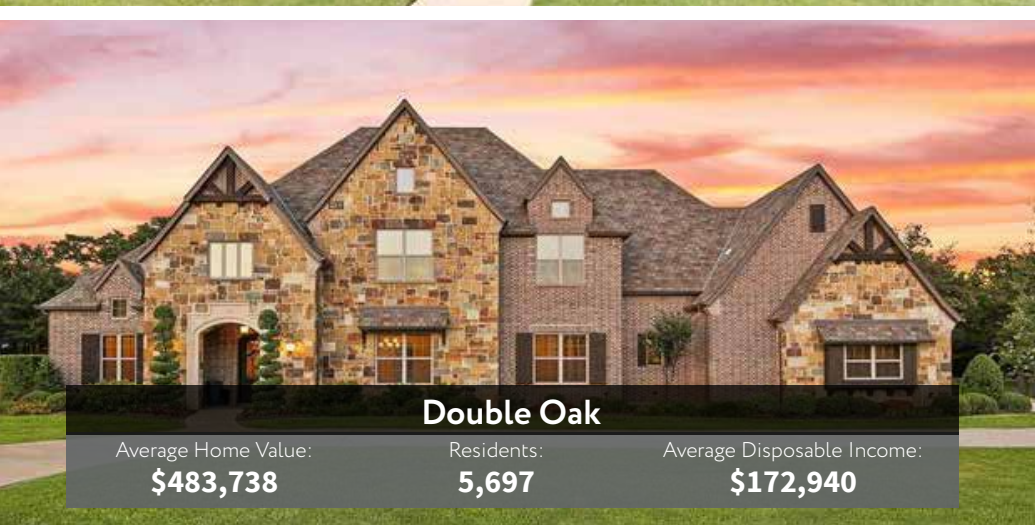
\$412,171

Residents:

8,032

Average Disposable Income:

\$166,132



Double Oak

Average Home Value:

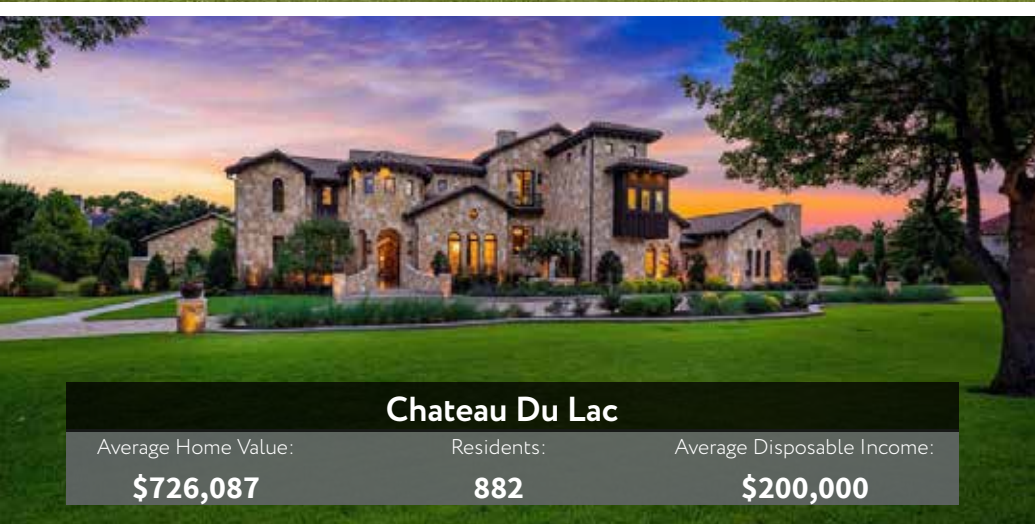
\$483,738

Residents:

5,697

Average Disposable Income:

\$172,940



Chateau Du Lac

Average Home Value:

\$726,087

Residents:

882

Average Disposable Income:

\$200,000



Copper Canyon

Average Home Value:

\$498,462

Residents:

1,933

Average Disposable Income:

\$184,973



Flower Mound

Average Home Value:

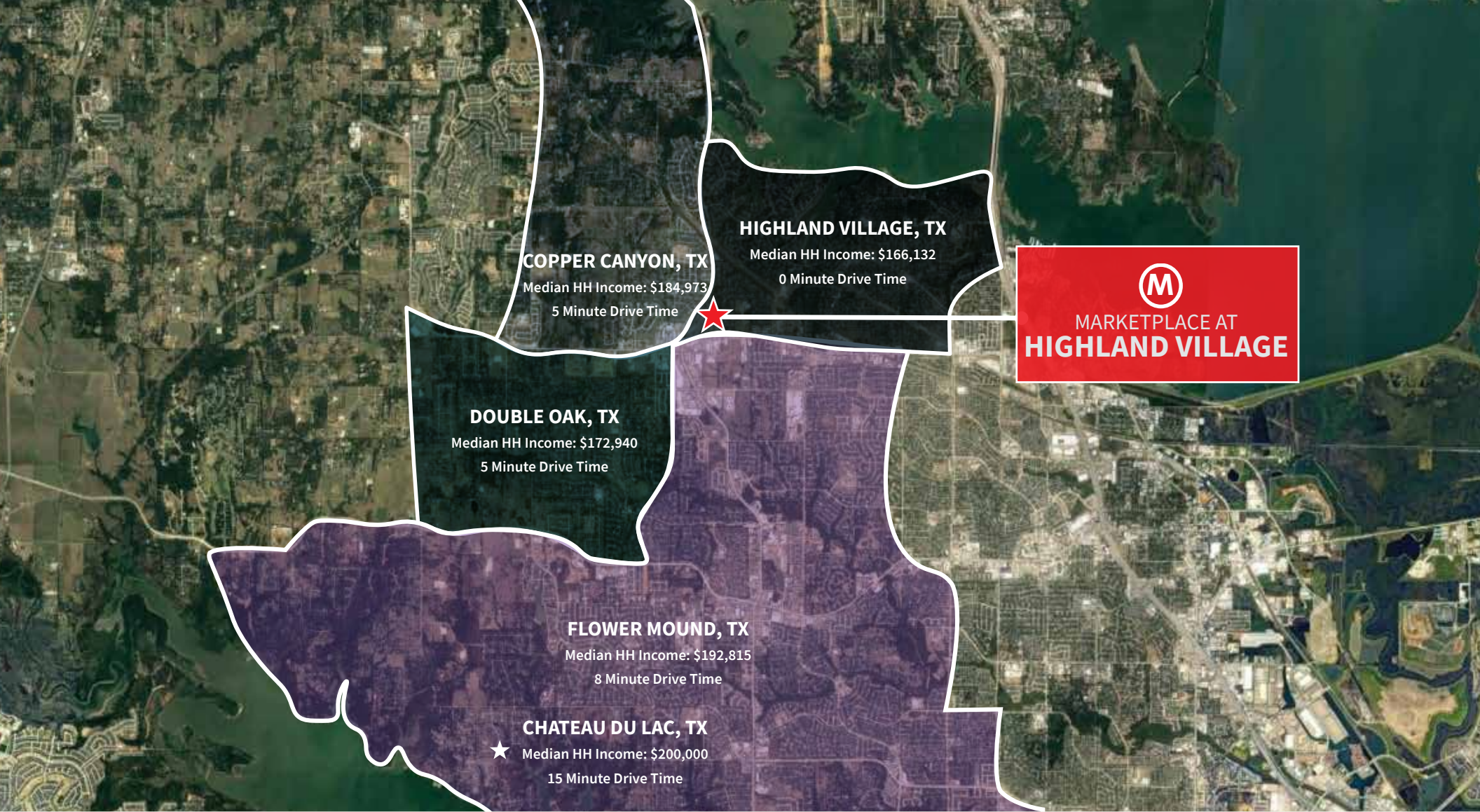
\$483,514

Residents:

5,082

Average Disposable Income:

\$192,815



ACCESS TO LAST MILE RETAIL

**WITHIN
3-MILE
RADIUS**



23,410

Households



68,016

Residents



\$177,023

Average Household Income

MARKETPLACE AT HIGHLAND VILLAGE

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